

130.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

979,000 / 979,000

USE VALUE:

979,000 / 979,000

ASSESSED:

979,000 / 979,000

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 7 | | OAK KNOLL, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|----------------------------|---------|
| Owner 1: | BAILEY JAMES D-ELIZABETH J | |
| Owner 2: | | |
| Owner 3: | | |

| | |
|-----------|-------------|
| Street 1: | 7 OAK KNOLL |
| Street 2: | |

| | |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov: | MA |

| | | |
|---------|-------|-------|
| Postal: | 02476 | Type: |
|---------|-------|-------|

PREVIOUS OWNER

| | |
|-----------|--|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |

| | |
|-----------|--|
| Twn/City: | |
| St/Prov: | |

| | |
|---------|--|
| Postal: | |
|---------|--|

NARRATIVE DESCRIPTION

This parcel contains 7,576 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Clapboard Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7576 | | Sq. Ft. | Site | | 0 | 90. | 0.85 | 10 | | | | | | | | | 582,550 | | | | | | 582,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 7576.000 | 392,700 | 3,700 | 582,600 | 979,000 | | 84027 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/25/18 |

Total Card / Total Parcel
979,000 / 979,000
979,000 / 979,000
979,000 / 979,000

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 84027 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/11/20 | 00:30:27 |
| PRINT | |
| LAST REV | |
| Date | Time |
| 06/14/18 | 10:18:45 |
| apro | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 101 | FV | 392,700 | 3700 | 7,576. | 582,600 | 979,000 | 979,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 307,500 | 3700 | 7,576. | 614,900 | 926,100 | 926,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 317,000 | 4300 | 7,576. | 453,100 | 774,400 | 774,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 317,000 | 4300 | 7,576. | 433,700 | 755,000 | 755,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 317,000 | 4300 | 7,576. | 401,300 | 722,600 | 722,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 299,300 | 4300 | 7,576. | 336,600 | 640,200 | 640,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 299,300 | 4300 | 7,576. | 328,800 | 632,400 | 632,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 299,300 | 4300 | 7,576. | 313,300 | 616,900 | 616,900 | | 12/13/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| | 12614-89 | | 4/11/1974 | | 38,700 | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|----------|------------|----------|------------|--------------------|
| 9/2/2014 | 1103 | Re-Roof | 12,285 | 9/2/2014 | | | | Strip and re-roof. |
| 6/1/2006 | 420 | Manual | 3,800 | | | | | repace clapboards |
| 12/1/1993 | 597 | | 5,000 | | | | | ADD 1/2 BATH |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 5/25/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/22/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/3/1999 | Meas/Inspect | 243 | PATRIOT |
| 1/1/1982 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

